

Commercial Sales									
S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments
2-8-6	6/10/2014	\$190,000	200000	3 Pierces Rd	1974	.17 acres	2312	283	Not listed in the MLS; Residence with commercial use
13-3-1.231 13-5-1.1 13-6-1	5/12/2014	\$1,504,000	983200 444000 168300	240 Dupont Ave 237 Dupont Ave 247 Dupont Ave	1980 1970 1956	1.7 acres 3.8 acres 1.1 acres	21384 40208 1980	449 449 433	
6-6-42.2	4/23/2014	\$4,400,000	3088000	223 West St	1996	13.8 acres	69748	411	62 1-bedroom units; 20 2-bedroom units
24-11-24.1	4/23/2014	\$2,430,000	1894400	90 Grand St	1929	.42 acre	46324	411	65 units
35-2-21.1 35-2-23 35-2-26	4/8/2014	\$172,500	284800 65000 24800	199-201 Broadway 200 Ann St 197 Broadway 196 Ann St	1906/ 1950 1910 1900	.20 acre .05 acre .05 acre	8550 1812 1428	482 482 210	Some buildings in poor condition
46-2-11	3/12/2014	\$100,000	53100	1 Edward St	1920	4000sf	8508	449	On Vacant Building Registry at time of sale
47-2-1	3/7/2014	\$530,000	710900	175 Overlook Pl	1946	1.50 acre	21646	449	
31-2-19	2/26/2014	\$735,000	499600	62 Grand St	1960	9000sf	4652	464	Office Building (Former American Legion Hall) Purchased by County of Orange
31-2-18	2/26/2014	\$1,500,000	976600	48 Grand St	1914	15000sf	23916	681	Cultural Facility (Former Masonic Temple) Purchased by County of Orange
31-2-13.2	2/26/2014	\$1,400,000	1987100	54 Grand St	1915	1.2 a	30706	464	Office Building (Former YMCA Building) Purchased by County of Orange
29-9-12	2/19/2014	\$105,000	163800	230 Broadway	1890	3465sf	3906	482	Retail & 2 Apartments

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27-2-37	2/15/2014	\$275,000	273500	488 Broadway	1900	.06 acre	4375	481	Retail & 2 Apartments
32-2-1.3	2/7/2014	\$287,500	845900	639 Broadway	1950	2.4 acres	67674	482	On Vacant Building Registry at time of sale; Fair condition
45-1-1	1/31/2014	\$60,000	102600	93 William St	1900	4900sf	2452	481	Tavern & Apartment Fair Condition/Non-MLS Sale
31-5-8.1	1/31/2014	\$1,095,000	680600	27 S Water St	1920	4342sf	9148	421	Converted Rail Station Restaurant/Auditorium
39-3-19	1/22/2014	\$150,000	180100	87 Liberty St	1900	2500sf	3675	481	Store & 2 Apartments
30-2-28	12/23/2013	\$70,000	133000	160 Broadway	1890	2070sf	3594	481	Store & 2 Apartments
30-2-27	12/23/2013	\$140,000	154000	158 Broadway	1900	1811sf	3375	481	Office/Store & 2 Apartments
40-2-5 & 40-2-1.13	12/20/2013	\$860,000	689100 376100	150 S. Water St 140 S. Water St	1960 1850	1 acre 23900sf	27025sf 14750sf	449 710	Sale Between Related Companies
25-4-39	11/27/2013	\$182,500	223500	744 Broadway	1900	20250sf	2388	484	Sale Between Related Companies; Office building with large parking area
45-12-3	11/1/2013	\$68,000	74200	147 Renwick	1965	3700sf	800	433	
47-2-6.1	10/18/2013	\$70,000	148900	75 Monument St	1980	6300sf	1288	464	Listing states building needs updating.
2-19-5	10/3/2013	\$225,000	192,200	292 North St	1885	2880sf	2450	483	Renovated into offices and an apartment in 2010

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45-4-6	9/19/2013	\$300,000	442,800	21 Liberty St	1858	37066sf	55972	449	
35-2-11.1	8/15/2013	\$200,000	16200	225 Broadway	0	4475sf	0	438	
35-2-12			187600	223 Broadway	1960	4475sf	4304	482	
35-2-13			78000	221 Broadway	1900	2250sf	2376	482	
35-2-34			24100	218 Ann St	0	2430sf	0	331	
35-2-36.1			139600	220 Ann St	1975	4500sf	4250	449	
28-3-15	8/12/2013	\$150,000	171,900	350 Broadway	1900	0.06	2540	482	Per MLS - 2nd Floor (1180sf) unfinished at time of sale; included in GFA
33-1-19	8/7/2013	\$250,000	125700	31 Temple Ave	1956	24584	6171	433	Auto body shop Single Family (Fair condition) Single Family (Fair condition)
33-1-18			58800	43 Temple Ave	1900	9624	698	210	
33-1-20			89800	27 Temple Ave	1955	15237	988	210	
34-1-14	8/5/2013	\$145,000	209,600	443 Broadway	1930	7325sf	1680	484	First floor area needs work. 2nd floor is finished with 1/2 bath, kitchen & finished room but lacks a CO.
28-3-35	5/29/2013	\$100,000	104100	14 Fullerton Av	1952	0.1	1750	485	Listed in the Vacant Building Registry at time of sale.
38-1-1, 38-1-2, 38-1-21, 38-1-22	5/24/2013	\$500,000	362800	33 S Robinson	1929	0.44	8972	710	Also includes 206 W Parmenter, 210 W Parmenter & 297 Washington St; 2 garages and parking area; Sf includes 972sf office
13-2-20.1	5/17/2013	\$200,000	318900	300 Dupont Av	1960	169 x 109	4233	421	Per MLS - includes business, equipment & fixtures
29-7-8	5/26/2013	\$120,000	205000	202 Broadway	1890	2614sf	5925	481	Restaurant on 1st floor; 3 apts above
43-3-10.1	5/1/2013	\$300,000	312,600	20 Deyo Pl	1950	1 acre	9520	449	Warehouse; Non-MLS Sale
5-1-14.1 & 72-6-2.1	4/10/2013	\$140,000	71,900 + 850	38 South Dix Ave	1960	158 x 88.5 + 50 x 154	2340	710	One parcel is located in the T/O Newburgh; Non-MLS Sale

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Property Codes Used: 311- Residential Vacant Land; 330 - Vacant Land Located in Commercial Areas; 331 - Commercial Vacant with Improvements; 340 - Vacant Land Located in Industrial Areas; 421 - Restaurant; 425 - Bar; 433 - Auto Body, Tire Shops, Other Related Auto Sales; 438 - Parking Lot; 449 - Other Storage, Warehouse and Distribution Facilities; 464 - Office Building; 465- Prof. Bldg; 482 - Multiple Use or Multi-Purpose Downtown Row Type (detached); 483 - Converted Residence; 485 - One Story Small Structure: Multi-Occupant; 681 - Cultural Facilities; 710 - Manufacturing									